

**RESOLUTION NO. 2009-22**

**A RESOLUTION OF THE COCONINO COUNTY  
BOARD OF SUPERVISORS PARTIALLY DENYING AN APPEAL AND APPROVING  
A CONDITIONAL USE PERMIT FOR CONDITIONAL USE PERMIT RENEWAL TO  
ALLOW THE REOPENING OF A GAS STATION**

**WHEREAS**, an application was filed by MGM IV, LLC, Phoenix, Arizona (Case No. CUP-08-045), for conditional use permit renewal (of UP-89-12) for a self-service gasoline station on 2.77 acres in the CH-10,000 (Heavy Commercial) Zone on property located at 17700 Munds Ranch Road on the west side of I-17 at Munds Park and identified as Assessors Parcel Numbers 400-44-004H and 004J; and

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on March 31, 2009, and approved the conditional use permit with seven conditions of approval; and

**WHEREAS**, an appeal was filed by the applicant MGM IV within 15 days of the Planning and Zoning Commission hearing, with that appeal addressing four of the conditions of approval; and

**WHEREAS**, the Board of Supervisors has held a duly noticed public hearing on June 9, 2009; and

**WHEREAS**, the Board of Supervisors has determined that the findings for the granting of a conditional use permit have been met;


**NOW THEREFORE BE IT RESOLVED** that the Coconino County Board of Supervisors hereby denies the appeal and approves the conditional use permit (Case No. CUP-08-045) for the renewal of UP-89-012 for a gas station on the above-described property subject to the following conditions:

1. All conditions of UP-89-12 remain in full force except as modified herein.
2. Any future expansions will require a modification of this Conditional Use Permit.
3. Prior to the re-opening of the gas station a site plan shall be submitted showing detailed parking lot information and new dumpster enclosure.
4. A landscape plan in accordance with Section 18 of the Zoning Ordinance shall be submitted and approved and all landscaping shall be installed prior to the re-opening of the gas station.
5. Lighting and sign permits shall be submitted and approved and all changes as necessary shall be completed prior to the re-opening of the gas station.
6. All permits and reviews as required by the Building Department, Public Works and Environmental Quality shall be completed prior to the re-opening of the gas station.

7. This use permit shall be effective for a period of fifteen years subject to application for renewal prior to March 31, 2024.

**PASSED and ADOPTED** this 9th day of June 2009.

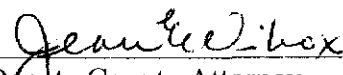
**AYES:** 3  
**NOES:** 0  
**ABSENT:** 2

  
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Matt Ryan, Chair  
Coconino County Board of Supervisors

ATTEST:

APPROVED AS TO FORM

  
\_\_\_\_\_  
Clerk of the Board

  
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Deputy County Attorney

